169.0	0009	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	808,600 / 808,600
					USE VALUE:	808,600 / 808,600
					ASSESSED:	808,600 / 808,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASLANIAN ARA M & SHARON M
Owner 2:	
Owner 3:	
Street 1:	38 DOW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MONTEITH IAN W -
Owner 2:	-
Street 1:	38 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 1765 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	357,100		451,500	808,600
Total Card	0.172	357,100		451,500	808,600
Total Parcel	0.172	357,100		451,500	808,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.13 | /Parcel: 458.1

Legal Description

User Acct 112309

GIS Ref

GIS Ref

Insp Date 08/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,100	0	7,500.	451,500	808,600	808,600	Year End Roll	12/18/2019
2019	101	FV	265,700	0	7,500.	451,500	717,200	717,200	Year End Roll	1/3/2019
2018	101	FV	253,500	0	7,500.	380,600	634,100	634,100	Year End Roll	12/20/2017
2017	101	FV	253,500	0	7,500.	348,300	601,800	601,800	Year End Roll	1/3/2017
2016	101	FV	253,500	0	7,500.	296,700	550,200	550,200	Year End	1/4/2016
2015	101	FV	239,000	0	7,500.	258,000	497,000	497,000	Year End Roll	12/11/2014
2014	101	FV	239,000	0	7,500.	238,700	477,700	477,700	Year End Roll	12/16/2013
2013	101	FV	239,000	0	7,500.	227,000	466,000	466,000		12/13/2012

!13101!

PRINT

Date	Time
12/11/20	03:06:37

LAST REV

Date	Time
08/09/18	17:37:53

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13101

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONTEITH IAN W,	65838-266		7/31/2015		735,000	No	No		
POTTER LLOYD/JE	38606-571		3/21/2003		489,000	No	No		
GUEKGUEZIAN ASB	32597-61		3/30/2001		435,000	No	No		
D`OLIVEIRA CECI	24741-596		7/29/1994		247,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/28/2017	1274	Redo Bat	34,266	C				
9/15/2016	1128	Insulate	4,690	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	CC	Chris C
5/9/2016	Sales Review	PT	Paul T
3/10/2009	Inspected	189	PATRIOT
11/24/2008	Measured	345	PATRIOT
7/12/2001	MLS	MM	Mary M
2/12/2000	Inspected	197	PATRIOT
12/15/1999	Measured	243	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	451,500	Spl Credit		Total:	451,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31246054
Const Adj.:	0.99989998
Adj $ / SQ:	164.041
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400331
Depreciation:	43236
Depreciated Total:	357095

COMMENTS

2 RMS IN ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

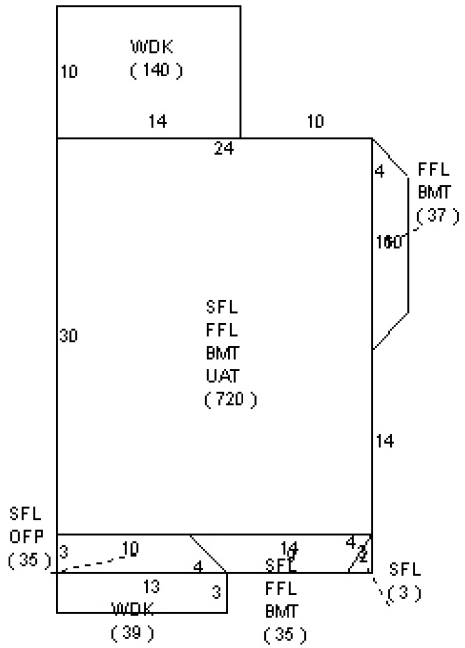
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.04
Special Features:	0	Val/Su Net:	128.87
Final Total:	357100	Val/Su SzAd	225.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	793	164.040	130,085
BMT	Basement	792	49.210	38,976
FFL	First Floor	792	164.040	129,921
UAT	Upper Attic	180	126.310	22,736
WDK	Deck	179	11.590	2,074
OFP	Open Porch	35	44.000	1,540

Net Sketched Area:	2,771			Total:	325,332
Size Ad	1585	Gross Are	3311	FinArea	1765

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: